

172.0

0002

0001.A

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

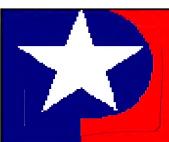
592,700 / 592,700

USE VALUE:

592,700 / 592,700

ASSESSED:

592,700 / 592,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROBERTSON RAYMOND J	
Owner 2: LIFE ESTATE	
Owner 3:	

Street 1: 41 WILBUR AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: ROBERTSON RAYMOND J -	
Owner 2: -	
Street 1: 41 WILBUR AVE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 1651 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
Z	R1
SINGLE FA	100
water	
o	
Sewer	
n	
Electri	
Census:	
Flood Haz:	
D	
Topo	
s	
Street	
t	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
No of Units	Depth / PriceUnits
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj
Neigh	Neigh Influ
Neigh Mod	Infl 1 %
Infl 2 %	Infl 3 %
Appraised Value	Alt Class %
Spec Land	J Code Fact
Use Value	Notes

101	One Family	4043	Sq. Ft.	Site	0	70.	1.34	6															

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value										
101	4043.000	213,800		378,900	592,700										
Total Card	0.093	213,800		378,900	592,700					Entered Lot Size					
Total Parcel	0.093	213,800		378,900	592,700					Total Land:					
Source:	Market Adj Cost		Total Value per SQ unit /Card:	358.95	/Parcel: 358.95					Land Unit Type:					

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID 172.0-0002-0001.A		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	213,800	0	4,043.	378,900	592,700		Year end	12/23/2021	
2021	101	FV	206,400	0	4,043.	378,900	585,300		Year End Roll	12/10/2020	
2020	101	FV	206,400	0	4,043.	378,900	585,300	585,300	Year End Roll	12/18/2019	
2019	101	FV	179,800	0	4,043.	373,500	553,300	553,300	Year End Roll	1/3/2019	
2018	101	FV	184,200	0	4,043.	286,900	471,100	471,100	Year End Roll	12/20/2017	
2017	101	FV	184,200	0	4,043.	270,600	454,800	454,800	Year End Roll	1/3/2017	
2016	101	FV	184,200	0	4,043.	249,000	433,200	433,200	Year End	1/4/2016	
2015	101	FV	172,700	0	4,043.	232,800	405,500	405,500	Year End Roll	12/11/2014	

SALES INFORMATION

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
ROBERTSON RAYMO	1547-66	1	7/30/2019	Convenience		1	No	No							
	613-157		1/1/1901	Family			No	No	Claire F Robertson dod 8/9/2018						

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	4	- Carpet
Sec Floors:	3	- Hardwood
Bsmnt Flr:	12	20 %
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wal		% Sprinkled

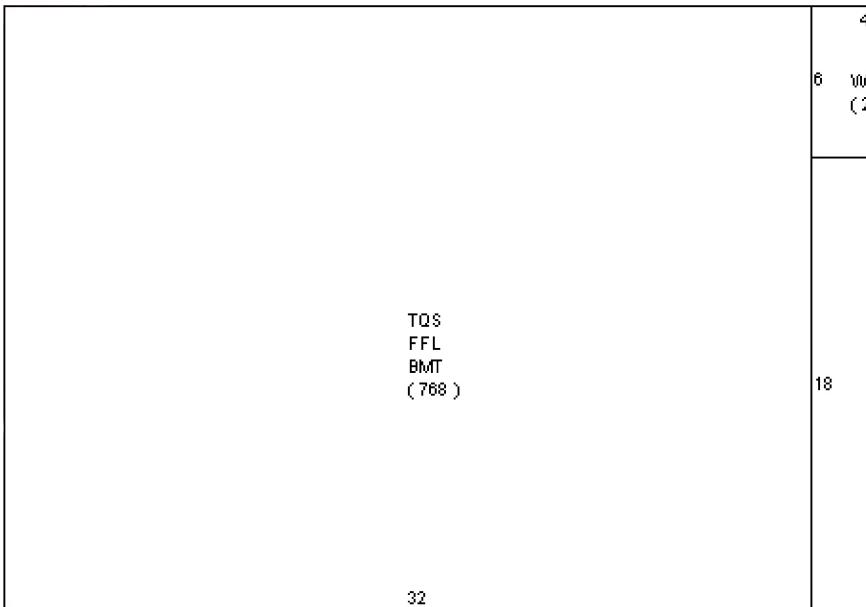
MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1995	0.00	T	19.2	101						

SKETCH



SUB AREA DETAIL

Sub Area		Sub Area Detail									
Code	Description	Area - SQ	Rate - AV	Undpr	Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	768	49.850		38,284	BMT	100	RRM		40	F
FFL	First Floor	768	147.310		113,133						
TQS	3/4 Story	576	147.310		84,850						
WDK	Deck	24	15.870		381						
Net Sketched Area:		2,136	Total:		236,648						
Size Ad	1344	Gross Area	2328	FinArea	1651						

IMAGE

